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City of Mesa
Housing Advisory Board
Mesa City Council Chambers, Lower Level
57 East 1st Street
November 5, 2009
6:00PM
-Meeting Minutes-

Members

Ms. Diana Yazzie Devine (absent)
Mr. Christian Karas
Ms. Heather Kay
Ms. Siri Amrit Kaur Khalsa
Mr. Thomas Mace (absent)
Mr. David Ricks
Mr. Steve Schild
Mr. Marv Turley
Mr. Jon Scott Williams

Staff

Ms. Carolyn Olson
Ms. Mary Brandon (absent)
Mr. Scott Clapp
Mr. Ray Thimesch

I. Welcome and Introductions

II. Approval of Minutes from October 1, 2009, HAB Meeting

The Housing Advisory Board approved the Minutes from October 1, 2009 by a vote of 7-0. There was some discussion regarding age restricted communities and the right of a younger related to the Zoning Administrator's presentation. If a spouse

III. Items from Citizens Present

There were no items from citizens present.

IV. Discussion Items

- a. Hear a Presentation and Discuss "Discovery Point Retirement Apartments," Dan Taylor and Terry Campbell, East Valley Adult Resources
 - i. Background - Discovery Point is unique because it combines affordable housing with a service package including meals and/or transportation for seniors. It has 183 units (predominately one bedroom) and was placed in service in 1996. The average income of residents is \$17,500.
 - ii. Tax Credits - After nearly fourteen years, the property is in need of a tax credit rehab. One of the primary reasons for the presentation tonight is to garner support for an application for tax credits to the Arizona Department of Housing. ARA has also provided some additional funds for tax credits. Discovery Point plans on applying in mid February to early March and is preparing for that application now. Earlier in the year, Discovery Point applied for and received a grant of \$75,000 from the Arizona Community Foundation to assist with the preparation of the tax credit application.
 - iii. Capital Needs Assessment – Approximately 3.5 to 4 million dollars is needed for capital improvements to the property.

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- iv. Home Fund Application – Discovery Point will be applying for HOME funds in the next funding cycle.
- b. Hear a Presentation and Discuss “The Housing Advisory Board’s Role in the FY 10/11 Allocation of Community Development Block Grant and Home Program Funds, Carolyn Olson, Housing and Revitalization Director, City of Mesa
 - i. Every year the City gets entitlement funds based on its size and poverty rates – last year, Mesa received \$3.4 million in CDBG and \$1.2 million in HOME funds.
 - ii. CDBG funds can be used for public service, economic development, infrastructure improvements, etc.
 - iii. HOME funds are used exclusively for affordable housing projects.
 - iv. Each year the City begins the process to allocate these funds in January.
 - v. This Board hasn’t been involved in the allocation process in years past; but, will take a more active role this year. The Board’s input is being sought on the funding that is going out to the organizations that apply. As part of the application process, the first mandatory Public Hearing will be held at the March 4th, 2010, Housing Advisory Board Meeting. At that time, non-profits and City Departments will be allowed to appear before the Board and explain the merits of their proposals and the need behind their requests. The process ends in March when City Council has final say on what projects are funded. Funding for the projects begin July 1, 2010. At the next meeting, the Board will want to decide if they want to start the Public Hearing in March at 6:00 p.m. or earlier if possible.
 - vi. A Public Hearing is also going to be held at the next Housing Advisory Board meeting on December 3rd, 2009, seeking public input regarding the 2010-2014 Consolidated Plan. The Plan helps establish the City’s vision and priorities for the use of these funds over the next five years.
 - vii. The Board requested information regarding prior year funding and general guidelines for the programs. Staff promised to have some information for the Board prior to or at the next meeting.
 - viii. The Chair of the HAB will open the Public Hearing, and the Board will be open to accept any comments the public may have on the Plan. After the comments have been received, the chair will close the hearing and proceed with the Advisory Board meeting.

The Board had some questions regarding their participation in this process. They are as follows:

How many organizations would be presenting at the Public Hearing in March? Ms. Olson informed the Board it could be as many as twenty five agencies that come to make a presentation. **Is this the first year that proposals for these programs have been brought to the Board? Why the change?** Yes, Ms. Olson informed the Board that she doesn’t know why they haven’t been brought to the Board because they’re a good fit and housing is a large component of these programs. **How will the Board be weighing in on these projects? Will the Board vote up or down on each project?** At this point, that’s not been decided. Staff is still seeking further clarification. However, the Board will have the chance to make their opinions known about the applications through the HAB minutes. **Will a Board member have to recuse themselves from the proceedings if they are a on the Board of Directors of a program applicant?** Staff recommends seeking further clarification from the City’s Attorney, Debbie Spinner.

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Overall, the Board was excited to hear they'll be engaging in a meaningful process regarding the CDBG, HOME, and ESG programs.

V. Action Items

There were no action items at the November 5th, 2009 Housing Advisory Board meeting.

VI. Staff Reports/Announcements

- a. **Housing Choice Voucher Program Update** – The Waiting List has now been closed, and it's unclear if/when it will reopen. There 3,389 applicants are on the List. People are staying on the program longer with the downturn in the economy, and the Housing Authority is paying more for the current program participants. The Housing Authority has positioned itself to apply for more vouchers should they become available; but, there may continue to be some unmet need, and the City is not in the position to fund additional assistance with general funds. A City the size of Mesa could have as many as 3,000 vouchers, and Mesa the Housing Choice Voucher Program in Mesa is underfunded. Mesa currently has 1,525 vouchers available. Mesa has a preference for individuals who currently live or work in Mesa or individuals living in transitional housing.

- b. **Neighborhood Stabilization Program (NSP) Status Update – Ray Thimesch, NSP Development Project Coordinator**

Ray Thimesch reported on the recent progress of the NSP in Mesa. A Tour was held this morning for Council and was well attended. Council had an opportunity to see some approximately nine properties that have been purchased and rehabilitated under this program. For multi-family properties, the goal was to purchase six properties with 16 total units. Currently, 17 units have already been purchased. All multi-family properties will need to be made ADA compliant. For single family residences, Ray is looking for block homes that are very durable. All of the homes are being rehabilitated with energy efficient products (green efforts), and any illegal structures are being removed. All enclosed carports are being restored to their original condition. In addition, all buildings must be brought up to current building codes. Most of the banks have been willing to work with the City to purchase these properties. Individuals interested in purchasing must meet certain income requirements and participation is based on first come, first served.

- c. **Homeless Prevention and Rapid Re-housing Program (HPRP) Update**

Carolyn Olson gave an update on HPRP. This program was funded at \$1.4 million. The City has expended about \$350,000 to date. This program is not for the chronically homeless. To participate, individuals must have been employed within the last 12 months. 98% of the funds are going to prevent homelessness. Participation in this program remains brisk.

- d. **Report on Meetings and Conferences – Attended and/or Upcoming**

None to report on at this time.

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VII. ADJOURN

With no other agenda items to be discussed, Chair Jon Scott Williams adjourned the meeting at approximately 7:43 p.m.

Approved and respectfully submitted,

Jon Scott Williams, Chair

December 3, 2009